

**DATE:** December 14, 2006

**TO:** CVRC Board Directors

**VIA:** Jim Thomson, Interim Chief Executive Officer *JT*

**FROM:** Ann Hix, Acting Director of Community Development *AH*  
Eric Crockett, Redevelopment Manager *EC*

**SUBJECT:** DEVELOPMENT PROJECT UPDATES

Items 3.a. through 3.f. are for information only and do not require any formal action by the Board of Directors

**Community Development Department**

# Memo

**TO:** Members of the Redevelopment Advisory Committee

**FROM:** Miguel Z. Tapia, Senior Community Development Specialist

**DATE:** October 12, 2006

**SUBJECT:** Review No. 1 of DRC-07-02, Vasquez Multi-Tenant Industrial Building

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Project Description:

The applicant, Frank and Sons Paving, Inc., has submitted a design review application for a proposed multi-tenant industrial building at 144 27<sup>th</sup> Street in the southwest area of Chula Vista. The project proposes the construction of a new 24,585-square foot concrete shell building for use as light manufacturing and limited warehousing space (see attached design plans). The building will be divided into 11 suites each with an approximate area of 2,200 square feet. The building will also include a 2,000-square foot mezzanine to serve as administrative office space for Frank and Sons Paving, Inc.

The northeast corner of the site (approximately 22,669 square feet) will be used for parking and storage of trucks and construction equipment associated with Frank and Sons Paving, Inc operations. An existing carport structure is proposed to remain on site. Other site improvements include parking, landscaping, and circulation.

The project site is zoned Light Industrial (I-L) and has a General Plan land use designation of Limited Industrial. The proposed uses are permitted uses in the I-L zone.

Project Location:

The subject property consists of two lots totaling 2.2 acres located at the northwest corner of Faivre Street and 27th Street, south of Main Street and west of Broadway (see attached locator map). Existing uses adjacent to the subject site include the following:

North	Industrial building and small office building.
West	Building and open storage uses
South	Several industrial buildings and open storage
East	Parking lot for a market and a vacant lot.

Building Design:

The proposed building has a contemporary industrial design, using concrete tilt-up panels. The proposed building height ranges from 20 feet to 35 feet. The mezzanine, located at the southeast corner of the building, would be approximately 14 feet above the main one story building. Proposed colors include blue tones with galvanized corrugated metal accents at the south and east elevations of the building to match the roll-up doors and details at the suite entrances. Storefront systems will be composed of black aluminum and green-tinted glazing.

Site Design:

The proposed development will have street access at two main locations: one driveway entrance at the southwest corner of the lot; two other driveways are located at the northeast corner of the lot. The building is located in the middle of the lot and extends toward the west property line with parking around the perimeter of the site. The site design separates the two land use functions (truck/equipment storage and manufacturing/warehousing) by use of a gate system located next to the access driveway on 27<sup>th</sup> Street. Landscaping materials, including palm trees, shrubs and lawn, will be located along the periphery of the lot.

Discussion Items:

Initial comments from City staff provided to the applicant on Design Review application (No. 07-02) submitted in July 2006 focused in the following three key points:

*Access and circulation:*

The two driveways at the northeast corner of the lot pose potential conflicts between vehicles entering and exiting the site. The two driveway aisles located along the north side of the site do not meet the 24 feet minimum requirement of the Zoning Code and Fire Code. Additionally, the driveway aisle on the north side of the building creates a dead-end situation, which could result in circulation conflicts.

Frank and Sons Paving, Inc. propose to locate their administrative offices in the mezzanine located at the southeast corner of the proposed building and the truck and equipment storage on the northwest corner of the lot. There is no direct physical connection between these two elements and the access is not marked by pathway or sidewalk, which could create vehicle/pedestrian conflicts.

*Architecture:*

The design of the proposed building should include additional articulation and color to break up the long expanse of blank walls on all the elevations. The color of the standing seam metal roofing at the roofline should contrast with the color of the metal siding to add visual interest. Colors and materials of roll-up doors should be non-glossy reduce glare. The existing carport structure should be enhanced or refurbished to blend with the design of the main building.

*Landscaping/Wall/Fencing:*

The concept plan does not meet current requirements in terms of screening, plant type (e.g. trees and lawns), appropriate use of landscape materials to focus on certain elements of the site, such as the building entrances, or areas designated for pedestrians. The proposed truck and equipment storage must be screened from public view through a combination of walls/fences and landscaping. Plans must show location, type and details of the proposed walls/fences and landscaping.

Conclusion:

The above comments summarize the primary design issues related to staff's initial review of DRC-07-02. At this time, staff has not received additional modifications in response to city comments.

Attachments:

- Locator Map
- Site Plan, Conceptual Landscape Plan, and Elevations



3.b.

## Community Development Department

# Memo

**DATE:** November 2, 2006

**TO:** Members of the Redevelopment Advisory Committee

**FROM:** Janice F. Kluth, Senior Community Development Specialist

**CC:** Eric Crockett, Redevelopment Manager  
Ann Hix, Acting Director of Community Development

**SUBJECT:** 354 Church Avenue, Nine For-sale Town Homes

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### Project Background:

On May 11, 2006, the Chula Vista Redevelopment Corporation entered into an Exclusive Negotiating Agreement (ENA) with the developer, PUBLIC, to determine the feasibility of a proposed project on the subject property located at 354 Church Avenue. In accordance with the ENA timeline and with the RAC review process, an ENA project's first opportunity for public input on preliminary design occurs after execution of the ENA. The timing of the first review was planned to give the RAC members and the general public ample opportunity to comment on the project as early as possible in the design process.

### Project Description:

The developer has prepared a preliminary site plan and elevations for review and comment by the public and the RAC. The proposed project consists of nine fee-simple, for-sale town homes on a 0.6-acre lot. Each home is a structurally independent three-story home with its own two-car garage.

The lot is comprised of two parcels, which are both owned by the City of Chula Vista Redevelopment Agency. The APNs for these parcels are 568-351-04-00 and 568-351-05-00. Please refer to the attached map for site location.

In preparation for today's meeting, the developer has met with the City's Fire Department and Building Department to target any potential challenges associated with the site plan and basic building design.

Project Location:

The subject property is made up of two parcels, totaling 0.6 acres located at the corner of Church Avenue and Madrona Street, in the urban core. Currently the property is used as a public parking lot. Existing uses adjacent to the site are as follows:

North	Church parking lot
South	Public Street
East	Public Street
West	Public Alley

Site Design:

The proposed development will have one driveway, which provides access onto Church Avenue. The nine units form a U-shape around the central driveway. Pedestrian and vehicular access to the units is located on the street level. Landscape (both hardscape and softscape) will be located around the perimeter as well as in the interior of the site.

Discussion items:

The project has not been officially submitted at this time. In accordance with the ENA timeline, its submittal is pending the adoption of the Urban Core Specific Plan. The developer, however, has taken the initiative to begin developing a conceptual design for the project for purposes of receiving early input and feedback from the public and from City Staff. The developer has met with the City's Fire and Building departments for clarification on several items. Based on the information provided at this time, Fire does not have an issue with the site plan as designed. Building has raised an issue associated with exiting, but is working with the developer to address its concerns.

Conflict:

Staff has reviewed the property holdings of the Redevelopment Advisory Committee members and found a conflict exists: Alternate Committee Member Jasek has property holdings within 500 feet of the boundaries of the property which is the subject of this action.

Next Steps:

The developer is looking forward to receiving input and feedback from the public and RAC on their conceptual designs. Following the RAC meeting, the developer will consider that input and feedback and begin preparing more detailed site plans and elevations for formal submittal to City staff for review and comment. Prior to finalizing the project design, the developer will return to the RAC for a second workshop to receive additional public input and participation.

Attachments:

- Map

**Community Development Department**

# Memo

**DATE:** November 2, 2006

**TO:** Members of the Redevelopment Advisory Committee

**FROM:** Brian P. Sheehan, Senior Community Development Specialist

**SUBJECT:** Review No. 1 of DRC-07-22, 357-369 Third Avenue - Exterior Renovation

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Project Description:

The applicant, Ken Assi, has submitted a design review application for a proposed exterior renovation of two existing multi-tenant buildings, located at 357 through 369 Third Avenue in the Village District of Chula Vista. The project proposes no new square footage or expansion of the existing buildings. The two existing buildings are proposed for renovation and continued use as commercial retail or commercial office space.

The design of the project is currently subject to the provisions of the Town Center Design Manual (TCDM) and the City of Chula Vista Design Manual (DM). Upon adoption, the project would be subject to the provisions of the Urban Core Specific Plan (UCSP) design guidelines, which will replace the TCDM. As a result, the UCSP will also be referenced when reviewing the plan. This is important to note since the TCDM does not include provisions for storefront renovations and the City's Design Manual is of limited relevance.

The site is approximately 8,604 square feet, with the two buildings covering the entirety of the site. Both buildings are divided into 3 suites, each of varying dimensions. Proposed site improvements include exterior renovations only. The project site is zoned Commercial Business (CB) and has a General Plan land use designation of Mixed-Use with Residential (MUR). The Urban Core Specific Plan designates the site V-2 Village, with residential, retail



and office designated as primary land uses. The existing and proposed uses are permitted uses in the CB zone and would be permitted in the V-2 sub-district. The building to the south (361-369 Third Avenue) includes a public paseo that serves as a pedestrian connection to/from the City-owned public parking lot immediately adjacent and east of the project. The parking lot is not a part of this improvement project.

Project Location:

The subject properties consists of two lots located at the southeast corner of Madrona Street and Third Avenue, just east of the terminus of Park Way, and across the street from the Chula Vista Heritage Museum and Memorial Park (see attached locator map). Existing uses adjacent to the subject site include the following:

North	Commercial Office
West	Memorial Park
South	Commercial Retail
East	City owned Parking Lot

The buildings are located on the corner of the block and extend south to the property line. The existing buildings have easy pedestrian access from the sidewalk on both Madrona Street and Third Avenue and street automobile access from one main location, a driveway entrance to the City-owned parking lot on Madrona Street. Six existing mature street trees are evenly distributed on the sidewalk.

Design Elements:

The project site consists of two different buildings, each with a unique architectural design and storefront character. The northernmost building (357-359 Third Avenue) reflects a Cape Cod style with a cupola; shingle wood awnings, bay windows, dark brown wood trim and weathered blue wood siding. The building height ranges from 14 feet to 18 feet. The southernmost building is a Spanish eclectic style with tile awnings, arched doorways, and brightly colored stucco with green wood trim. Building height is 14 feet.

The proposed building renovation proposes to merge the two buildings with an eclectic contemporary style through the addition of a new cupola and new parapets, doorways, windows, stucco, rustic tile and decorative base tile and new storefront colors. The proposed building height would range from 14 feet to 18 feet for both structures.

Proposed colors include muted red and brown tones with rustic slate tile accents and a mission tile roof. The existing cupola at the north corner would be re-faced with a copper top and the existing roofing shingles would be replaced with tile. A new cupola would be added above the existing paseo, using the same copper top and tile roofing materials. Both cupolas would receive a new decorative flag feature. New signage above the existing paseo is proposed along with new signage plates for each storefront. Storefront systems will be composed of clear glass with light green tint and white vinyl mullions.

It is anticipated that the existing mature street trees will remain. Additional landscaping materials have not been proposed along Madrona Street or Third Avenue.

#### Discussion Items:

Initial comments from City staff have not yet been provided to the applicant on Design Review application (No. 07-02), submitted in October 2006. The preliminary comments on the proposed renovation that follow are based largely on the Public Hearing Draft UCSP, due to the limited relevance of the TCDM and DM:

#### *Design Manual/Draft UCSP*

- Architecture should consider compatibility with surrounding character, including harmonious building style, form, size, color, material and roofline. (DM)
- Repetitive building massing creates an uninteresting street scene (DM). Every effort should be made to retain traditional storefront features.
- Subdued color combinations consisting of a limited number of colors are encouraged, and should be used to articulate entries (DM). No more than 3 colors should be used. Use contrasting colors that accent architectural details, and this is especially true of the storefront entrances.
- Cornice lines should transition with the buildings on adjacent properties, as the proposed parapets are not consistent with buildings found in the Village District.
- Canopies and/or awnings should be integrated into the design and are particularly appropriate for a west facing façade.
- The use of accessories such as grillwork is strongly encouraged.

- Operable windows and facades are encouraged to take advantage of the mild climate and may serve to passively cool interior spaces.
- Give preference to reusable, recycled and rapidly renewable material choices.

The renovation seeks to create a contemporary design between two existing structures that are of a significantly different character. Although the existing storefront rhythm would be retained, the positive shape of a street cannot be achieved by repeatedly staggering the building storefronts. The building edge requires greater depth at strategic locations to provide more visual interest, allow for coverings and offer places to sit, lean and walk. As proposed, the structural uniqueness of each building would be compromised and result in a loss of character to the street. While the applicant is encouraged to pursue the renovation and revitalization of these buildings, the design should be carefully re-considered so as to preserve the unique character and identity of the Village District.

The applicant may refer to the Community Character Photographic Essay, Storefront Design Guidelines, Photographic Essay and Building Renovation Guidelines (VII-6 through VII-32, and VII-52 through VII-63) in the UCSP for further guidance. They may also refer to the Leadership in Energy and Environmental Design-Existing Buildings (LEED-EB) reference guide for more information on green building methods and practices.

The concept plan does not reflect existing landscape conditions but it also does not propose any landscape improvements. However, plans need to be revised to show the location, type and details of any existing or proposed landscaping. The applicant may also refer to the Landscape Guidelines (VII-64) of the UCSP for further guidance.

#### Conclusion:

The above comments summarize the preliminary design issues related to staff's initial review of DRC-07-02. At this time, staff has not received additional comments from other City departments.

The proposed renovation creates a hybrid between two existing structures, which are of a significantly different design style and character. The existing storefront rhythm would be preserved but their uniqueness would potentially be lost. The applicant should endeavor to retain and repeat traditional facade components and the design should be carefully re-considered.

Committee Member Conflict:

Staff has reviewed the property holdings of the Redevelopment Advisory Committee and has found a conflict exists, in that Alternate Committee Member Jasek has property holdings within 500 feet of the boundaries of the property which is the subject of this action.

Attachments:

- Locator Map
- Site Plan, Conceptual Landscape Plan, and Elevations

cc: Mary Ladiana, Planning Manager, Community Development Department

**Community Development Department**

# Memo

**DATE:** November 2, 2006

**TO:** Members of the Redevelopment Advisory Committee

**FROM:** Brian P. Sheehan, Senior Community Development Specialist

**SUBJECT:** Review No. 1 of DRC-06-65, 3712 Main Street

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Project Description:

The applicant, Mestler Construction, Inc. has submitted a design review application for a commercial project consisting a new office building and three additional storage buildings at 3712 Main Street in Southwest Chula Vista. The project proposes a new office building and two new storage buildings, having a total 10,400 square foot expansion of the existing building footprint on the site. The project site consists of an existing office building and thirteen storage buildings. The storage buildings are located to the rear of the property and are to remain. The office building located at the southwest corner of the site is to be demolished and replaced in a centrally located portion of the property. Other site improvements include parking, landscaping, and circulation.

The project site is approximately 4.78 acres and is zoned Limited Industrial Zone (ILP) with a General Plan land use designation of Limited Industrial (IL). The existing and proposed uses are permitted uses in the ILP zone. The design of the project is subject to the provisions of the City of Chula Vista Design Manual and Landscaping Manual. If the existing storage structures are legal-nonconforming (i.e. applicant to provide date of construction), then only the proposed construction and site design of the adjacent area are subject to design review.

Project Location:

The subject property consists of a single lot located adjacent to the northwest corner of the intersection of Hilltop Drive and Main Street. Existing uses adjacent to the subject site include the following:

North	Single Family Residential (20+ feet elevation difference)
West	Transit Maintenance Facility
South	Proposed Mobil Gas Station and Car Wash
East	Industrial Building

The existing office building is located at the southwestern edge of the lot, set back 10 feet from Main Street, facing east towards the interior of the property. The property has street automobile and pedestrian access from a single driveway on Main Street at the southwestern edge of the site.

Design Elements:

The project consists of the construction of a new office building and two new storage buildings. The office building reflects a contemporary industrial design with brown decorative parapet trim and polar blue roll-up doors, bronze anodized storefront windows, dark stucco and a tower feature with a standing seam metal finish roof. The office building height ranges from 17 feet to 19 feet with the tower reaching to 31 feet. The storage buildings are functionally designed with exposed concrete walls, and steel garage doors. Building height is 10 feet-8 inches.

A new driveway would be added at the southeast corner of the site and additional landscaping materials have been proposed at both driveway entrances. The parking area would be re-paved, with landscaping added to the border. A new fence, main gate and automobile access gate are proposed with the new office building to restrict access to the main storage area. The central portion of the southerly property line of the site is proposed for parking and storage of trucks associated with Savon Storage operations.

Discussion Items:

Initial comments on the Design Review application (No. 06-65) were provided to the applicant on July 11, 2006. The preliminary design comments on the proposed project are summarized below:

### *Site Plan*

- Parking spaces should be re-oriented to align with adjacent spaces to eliminate vehicle conflicts with entry gates and intersection.
- The proposed new driveway requires additional study and detail including design and improvements on-site and in the street right-of-way, including sidewalks, cross-walks, the adjacent traffic lanes and the left turn into the site.
- Twenty-foot wide driveways must be designated as one-way or widened to 24 feet if desired for two-way use.
- Rental truck parking should be located behind Building A, or if temporary, be screened by 10 feet of on-site landscaping.
- Plans must show vicinity map, parking table (proposed and required), lot size, general plan, zoning information, trash enclosures and interim use for site of building D.
- If Building D is not included in this project, it should be deleted from the plans.

### *Landscaping*

- Parking lot requires 10 feet of landscape planter from the edge of the property line to provide screening.
- Recommend landscape planters on the north and south side of Building A to soften transition between pavement and buildings.
- Slope at the rear of future storage building D should also be landscaped and a cross-section showing upper driveway, landscape, retaining wall, adjacent grading and any proposed structures is recommended.

### *Site Lighting/Utilities*

- Provide a conceptual site lighting plan.
- Show any roof mounted mechanical equipment on the roof plan. This equipment must be clustered and screened and should take the location of any adjacent uses into consideration.

### *Walls/Fences*

- Provide design details of the fencing, retaining and freestanding walls, and gates.
- Where visible to the public, the design of all walls and fencing should be decorative.
- Height should not exceed 3 1/2 feet if located within the front yard setback area (i.e., 20 feet from the property line), or 6 feet maximum if behind the front yard setback.

### *Architecture*

- Enhance the side and rear elevations of proposed storage buildings B & C. Buildings B & C should incorporate some of the design elements or be consistent with the design of the front elevation of Building A.
- Delete the ornamentation on top of the cornice at the southeast and southwest corners of Building A.
- Clarify if the decorative roll-up doors at the base of the tower element are an interior or exterior feature.

### *Signage*

- Show dimensions and other design details of wall and freestanding signage on the elevations.
- If proposed, show location of any additional signage on the site plan and details on the elevations.

Finally, the applicant may also refer to the Leadership in Energy and Environmental Design-for New Construction (LEED-NC) reference guide for information on green building methods and practices.

### Conclusion:

The above comments summarize the preliminary design issues related to staff's initial review of DRC-06-65. The applicant has recently resubmitted and staff has not yet completed a review of the plans.



Committee Member Conflicts:

Staff has reviewed the property holdings of the Redevelopment Advisory Committee and has found no property holdings within 500 feet of the boundaries of the property which is the subject of this action.

Attachments:

- Locator Map
- Site Plan, Conceptual Landscape Plan, and Elevations

cc: Mary Ladiana, Planning Manager, Community Development Department

**Community Development Department**

# Memo

**DATE:** December 7, 2006

**TO:** Members of the Redevelopment Advisory Committee

**FROM:** Diem Do, Senior Community Development Specialist

**CC:** Eric Crockett, Redevelopment Manager  
Ann Hix, Acting Director of Community Development

**SUBJECT:** Northwest and Southwest corners of Church and Davidson

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Project Background:

On May 11, 2006, the Chula Vista Redevelopment Corporation entered into an Exclusive Negotiating Agreement (ENA) with the developer, Douglas Wilson Companies, to determine the feasibility of a proposed project on the subject property located at the northwest and southwest corners of Church and Davidson. In accordance with the ENA timeline and with the RAC review process, an ENA project's first opportunity for public input on preliminary design occurs after execution of the ENA. The timing of the first review was planned to give the RAC members and the general public ample opportunity to comment on the project as early as possible in the design process.

Developer Background:

Douglas Wilson Companies is an experienced developer of mixed-use urban infill projects in the San Diego area, based in San Diego and founded in 1989. Douglas Wilson Companies primarily develops low-rise and mid-rise residential projects, including condominiums and mixed-use developments incorporating retail and office space. Douglas Wilson's portfolio and business plan include lofts, town homes, flats, and live/work residences.

Notable **completed** Douglas Wilson projects in the San Diego region include:

- ❑ Parkloft. 120 one- and two-story residential lofts, ranging from 930 to over 3,000 sf. in the East Village of the City of San Diego.
- ❑ Symphony Towers. This mixed-use development in downtown San Diego consists of a 34-story office tower, a 2,255 seat theatre for the San Diego Symphony, a 264-room hotel and a five-level parking structure.

Notable **current** Douglas Wilson projects in the San Diego region include:

- ❑ The Mark. Thirty-two story, 244-residential condominium project in the East Village of the City of San Diego consisting of 233 condominium units, 11 two-story townhomes, and 8,000 sf of retail ground floor space.

Project Description and Location:

The developer has prepared a preliminary site plan and sample elevations for review and comment by the public and the RAC. The proposed project consists of sixteen fee-simple, for-sale town homes on a 0.6-acre lot. Each home is contemplated as a two or three-story townhome unit with access from a two-car garage.

The development site is comprised of three parcels, totaling 25,538 square feet, and is owned by the City of Chula Vista Redevelopment Agency. The subject properties are located at the western corners of Church Avenue and Davidson Street, in the urban core. Currently the properties are used as public parking lots. The neighborhood to the east is primarily residential and small office locations and directly to the west on Third Avenue are primarily commercial and residential uses. The APNs for these parcels are 568-07-118, 568-07-119 and 568-16-125. Please refer to the attached map for site location.

Site Design:

The proposed development will comprise two separate and distinct buildings centered around a courtyard. The units will front Church Avenue with entryways sited on Church Avenue and additional access from the attached two-car garage. Pedestrian and vehicular access to the units is located on the street level.

Discussion items:

The project has not been officially submitted at this time. In accordance with the ENA timeline, its submittal is pending the adoption of the Urban Core Specific Plan. The developer, however, has taken the initiative to begin developing a conceptual site plan for the project for purposes of receiving early input and feedback from the public and from City Staff.

Conflict:

Staff has reviewed the property holdings of the Redevelopment Advisory Committee members and found a conflict exists: Committee Member Moctezuma has property holdings within 500 feet of the boundaries of the subject properties.

Next Steps:

The developer is looking forward to receiving input and feedback from the public and RAC on their conceptual designs. Following the RAC meeting, the developer will consider that input and feedback and begin preparing site plans and elevations for formal submittal to City staff for review and comment. Prior to finalizing the project design, the developer will return to the RAC for a second workshop to receive additional public input and participation.

Attachments:

- Map
- Proposed Site Plan



3.f.

## Community Development Department

# Memo

**TO:** Chula Vista Redevelopment Advisory Committee

**FROM:** Miguel Z. Tapia, Senior Community Development Specialist

**DATE:** December 7, 2006

**SUBJECT:** Review No. 1 of PCC-07-022, Social Security Office at Existing Building

### Project Description:

The applicant, Chula Vista Social Security Building, LLC, has submitted a Conditional Use Permit (CUP) application for the relocation of the Social Security Administration (SSA) offices from Third Avenue in Downtown Chula Vista to the property located at 626 L Street, west of Broadway (see attached Locator Map). The existing building on L Street was built in the early 1990's for the Rollerskateland Rink, which will soon be closing its doors. The building has a gross floor area of 22,437 square feet. The SSA proposes to use 16,210 square feet (72%), with the remaining area retained for potential future leases.

The proposed modifications to the building are limited to interior tenant improvements necessary to convert the existing building interior from a rollerskating rink to an office setting. Exterior building improvements are limited to the installation of six windows on the west elevation and one window on the north elevation of the building in order to allow additional natural light. The existing landscaped areas are proposed to be repaired and enhanced (see attached plans).

### Conditional Use Permit Requirement:

The proposed SSA office is considered a public/quasi-public use under section 19.54.20 (M) of the Chula Vista Zoning Ordinance, and as such it requires the processing of a CUP to be reviewed and approved by the City Council after a recommendation by the Chula Vista Redevelopment Corporation. CUP's are subject to the requirements of

Section 19.14.060 et. seq., including specific findings listed in Section 19.14.080, which are made by the City Council.

Project Location:

The subject building is on a 1.27-acre parcel located on L Street, approximately 300 feet west of Broadway. The site contains 50 parking spaces and approximately 15% of the site is landscaped with a variety of trees, shrubs and groundcovers. The existing use and land use and zoning designations adjacent to the subject site are shown on the table below:

	<u>General Plan Designation</u>	<u>Zoning Designation</u>	<u>Existing Uses</u>
Site	Limited Industrial (IL)	Limited Industrial (IL)	
North	Mixed Use – Residential (MUR)	Limited Industrial (ILP)	Industrial warehouse/single family residences
East	Mixed Use - Residential (MUR)	Commercial Thoroughfare (CT)	Gas Station w/mini mart and car wash
South	Limited Industrial (IL)	Limited Industrial (ILP)	Single family residences
West	Limited Industrial (IL)	Limited Industrial (IL)	Office Depot

Existing Building Design:

The existing building has a contemporary industrial design and was built of split-face and smooth concrete block painted in light brown and red colors. Building exterior articulation includes thin columns, glass block and four service doors on the west elevation. The north elevation facing L Street has a similar wall treatment, plus two showcase windows and two wide columns that frame the main entrance door. The building height is 27 feet (including a parapet 2.5 feet in height) and covers approximately 40 % of the lot area. The only proposed change to the building exterior is the introduction of windows to allow additional natural light.

Discussion Items:

City staff have reviewed the plans for the proposed establishment of the SSA office at 626 L Street. Initial comments discussed with the applicant on the CUP application submitted in October 12, 2006 focused on the following key points.

#### Site Accessibility/Parking:

The proposed site for the SSA office is located on L Street approximately 300 feet from Broadway and near Interstate 5 access ramp on L Street and Industrial Boulevard. The site is easily accessible by private automobile and public transit. Bus route 932 (a regional route) runs along Broadway every 15 minutes from National City to San Ysidro. This route connects to other local and regional bus routes that provide service throughout Chula Vista.

As indicated previously, the proposed SSA office is an unclassified public/quasi-public use, which does not have a specific parking requirement in the City's Zoning Ordinance. It is a governmental service office with unique functional characteristics and as such has been evaluated in comparison to other SSA offices in the region to determine use specific parking demand requirements. The Applicant has provided a survey of offices throughout the County of San Diego and Los Angeles. Below is a table with information on the number of parking spaces available at other similarly sized SSA office locations.

<b><u>SSA Location</u></b>	<b><u># of Parking Spaces</u></b>
Existing Chula Vista	0 (Only metered) + 4 employee
National City	20 + 4 employee
San Diego	0 (Only Metered)
El Cajon	27 + 5 employee
La Mesa	23 + 6 employee
Pacific Beach	22 + 2 employee
Oceanside	16 + 4 employee
Escondido	27 + 10 employee
San Marcos	30 + 11 employee
Los Angeles (Breed Street)	15 + Street Parking
Los Angeles (Adams Blvd)	21 + 4 employee

Information provided by the Applicant indicates that the new office would employ a total of about 30 persons (the same number as the current office on Third Avenue) who would report for two work shifts throughout the day. A number of their employees (approximately 30%) currently use public transportation. In addition, SSA recipient's visits fluctuate throughout the day, with a percentage of visitors using public transportation. The SSA also provides a shuttle service to and from various points throughout Chula Vista to the SSA facility three times during the day. Based on the

regional and the Chula Vista site specific information, the 50 on-site parking spaces would more than meet parking demand.

**Landscaping:**

The subject site currently has landscaping around the building and throughout the parking lot and circulation areas. This landscaping is based on landscape plans approved by the City and implemented as part of the construction of the building in 1994. The landscaping in some areas of the site, however, is in poor condition and in need of repair, including replacement of the landscape material and potential repair or upgrade of the irrigation systems. A conceptual landscape plan was submitted with the CUP application. The City's Landscape Planner has reviewed the concept plans and is requiring that complete and detailed landscape plans be prepared at the time of building permit application. These plans must be based on and comply with the requirements of the City's Landscape Manual.

**Conclusion:**

Due to the fairly recent development of the site, staff has identified limited design issues. The site-specific use issue (site accessibility/parking) has been adequately addressed by information provided by the applicant. Comments from staff and the RAC members will be forwarded to the Applicant to make appropriate revisions and proceed with the CUP application to CVRC for recommendations to the City Council.

**Committee Member Conflicts**

Staff has reviewed the property holdings of the Redevelopment Advisory Committee and has found no property holdings within 500 feet of the boundaries of the property which is the subject of this action.

**Attachments:**

- Locator Map
- Site Plan, Conceptual Landscape Plan, and Elevations

cc: Mary Ladiana, Planning Manager, Community Development Department